

085.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

744,700 / 744,700

USE VALUE:

744,700 / 744,700

ASSESSED:

744,700 / 744,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: STANSBURY WILLIAM H III	
Owner 2: STANSBURY DIANE L	
Owner 3:	

Street 1: 118 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: STANSBURY WILLIAM H -

Owner 2: STANSBURY DIANE -

Street 1: 118 WESTMINSTER AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474-2709

NARRATIVE DESCRIPTION

This parcel contains 4,522 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2047 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4522		Sq. Ft.	Site		0	70.	1.23	6									388,961						389,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										53578
										GIS Ref
										GIS Ref
										Insp Date
										09/15/18

PREVIOUS ASSESSMENT										Parcel ID	085.0-0004-0010.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	355,700	0	4,522.	389,000	744,700	744,700	Year End Roll			12/18/2019
2019	101	FV	268,500	0	4,522.	383,400	651,900	651,900	Year End Roll			1/3/2019
2018	101	FV	267,700	0	4,522.	294,500	562,200	562,200	Year End Roll			12/20/2017
2017	101	FV	267,700	0	4,522.	277,800	545,500	545,500	Year End Roll			1/3/2017
2016	101	FV	267,700	0	4,522.	255,600	523,300	523,300	Year End			1/4/2016
2015	101	FV	261,400	0	4,522.	238,900	500,300	500,300	Year End Roll			12/11/2014
2014	101	FV	261,400	0	4,522.	220,000	481,400	481,400	Year End Roll			12/16/2013
2013	101	FV	261,400	0	4,522.	220,000	481,400	481,400				12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARDS DEBORA	30579-16		8/24/1999		279,900	No	No		
HEALY IRENE	25598-178		8/25/1995		174,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/10/2006	250	Addition	250,280			G7	GR FY07	2 STRY REAR ADDITI	9/15/2018	MEAS&NOTICE	HS	Hanne S
									9/15/2018	MEAS&NOTICE	HS	Hanne S
									11/18/2008	Meas/Inspect	189	PATRIOT
									3/31/2000	Inspected	263	PATRIOT
									1/13/2000	Mailer Sent		
									1/13/2000	Measured	276	PATRIOT
									12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

